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DATE: June 13, 2023

MEMO TO: Christopher Carthy, Chairman
& Planning Board members

FROM: Jane Black, Co-Chair
John Krupa, Co-Chairman

RE: **Approval- Wetland Permit**
4 LedgeWood Place
Sec. 107.02, Block 2, Lot 46

Kellard Sessions Consulting has reviewed the Wetland Mitigation Plan submitted in conjunction with the above referenced project. The subject property is located at 4 LedgeWood Place and was developed with a single-family home that has since been demolished. It is identified as Section 107.02, Block 2, Lot 46 in the Town of North Castle. The total area of the property is +/- 4.35 acres and is located within the R-2A and R-1.5A Zoning Districts.

The Planning Board has referred the application to the Conservation Board for review of the Wetland Mitigation Plan. A prominent feature on the site is a man-made pond. This pond appears on the 1947 aerial maps available for the site. On the north end of the pond is a dock in good condition. A Wetland Delineation Report was submitted for the site in 2019, prior to the demolition of the house. In addition, trees were cut down by the prior owner without a permit along the east side of the pond by the driveway.

The applicant proposes to construct a new house, patio and deck in the same approximate area where the original house was once located and has expanded the footprint of the developed area to the east. There is a steeply sloped area near the proposed house, and a wetland with a watercourse at the bottom of the slopes. Due to the pond and hydrology of the site, the project is almost entirely within the wetland buffer.

At the May 16, 2023, meeting, the project was approved. A motion for recommendation was made by George Drapeau and was seconded by Vincent Giordano, with the following conditions: Due to unfavorable conditions, the plantings will proceed once the area has been cleared of invasive plants. The intent is to plant 42 trees for a 1:1 mitigation, which was previously recommended by the Board. The project should be done in phases, with the Town Wetland Consultant inspecting the site as construction and invasive removals begin to take place, in order to clearly inspect the tree mitigation planting area. It should be noted that the planting should be approved and completed before the next phase can begin. A 5-year maintenance and monitoring plan is also recommended, with an 85% survival rate of any tree plantings. Please

also refer to the memorandum, prepared by David Sessions, RLA, AICP, dated May 11, 2023, for any additional information.

JM/JB/JK

cc: Rino Monteforte
Blythe Yost
A. Kaufman, Town Planner
R. Baroni, Esq.
A. Simon, Town Clerk
J. Berra, Town Board Liaison
Conservation Board